



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 26, 2014

Date: June 19, 2014
Case No.: **2007.0168 C**
Project Address: **Hunters View Housing Development**
West Point Road and Middle Point Road
Zoning: RM-1 (Residential, Mixed, Low Density) Hunters View Special Use
District
40 / 65-X Height and Bulk District
Block/Lot: 4624/031
Project Sponsor: Catherine Etzel / Hunters View Associates, L.P.
576 Sacramento Street, Seventh Floor
San Francisco, CA 94111
Staff Contacts: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org
Lisa Chen – (415) 575-9124
lisa.chen@sfgov.org

Subject: **Hope SF Hunters View Project – Phase II**

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BACKGROUND

On June 12, 2008, the Planning Commission adopted Motion No. 17621 approving the reconstruction of the Hunters View Housing project in the Bayview Hunters Point neighborhood. The project is the first HOPE SF Housing Authority project, a City initiative that looks to rebuilding San Francisco Housing Authority sites as integrated and complete neighborhoods.

As part of Phase II of development (encompassing Blocks 7 through 11, one mini-park, and six blocks of new roadway), the project sponsor is ready to move forward to construct Block 10, consisting of a five-story mixed-use building that will be located at the intersection of the planned Fairfax and Ironwood Streets. . This informational presentation is being provided pursuant to the Conditions of Approval and the project's Design-for-Development document (D4D).

The full Hunters View Project includes the following: (1) demolition of the existing 267 dwelling units located in 50 existing buildings; (2) the establishment of a new street grid that would include new streets, parks, pedestrian passageways, and restorative landscape areas; (3) the establishment of approximately 21 new city blocks including three new parks; (4) the construction of up to 800 new dwelling units within those blocks that would include at-grade townhouses, stacked townhouses, and apartment buildings; (5) the construction of approximately 21,600 square feet of residential care and other supportive services; and (6) the construction of approximately 6,400 square feet of neighborhood-serving commercial uses.

As proposed, the new buildings will range from approximately 20-feet tall to 65-feet tall (buildings taller than 40-feet would be limited to certain locations). The project will replace the existing 267 Housing Authority dwelling units on a one-to-one basis as well as construct approximately 133 additional affordable units, and approximately 400 additional market rate units. The Project will be constructed in three phases.

STRUCTURE OF ENTITLEMENTS FOR HUNTERS VIEW

The Planning Commission approval in June 2008 included a text amendment that created the Hunters View Special Use District and included map amendments that designated all of the subject parcels within the RM-1 Use District, the Hunters View Special Use District and within a 40/65-X Height and Bulk District.

The SUD allows, in certain cases, densities on portions of the site greater than allowed by the underlying zoning in certain cases, and allows uses that are conditionally and principally permitted within NC-1 Districts to be principally permitted in the SUD.

These allowances are only permitted through the approval of the Planned Unit Development (Conditional Use authorization) and the creation of specific design guidelines (or a Design-for-Development document) describing when and how the provisions of the SUD could be applied.

Similarly, height provisions for the Special Use District allow heights above 40-feet with a maximum of 65-feet only in certain circumstances and only with the approval of a Planned Unit Development and the creation of a Design-for-Development document describing when and how buildings could be constructed above 40-feet.

Design-for-Development

Also a part of the June 2008 approvals, the Planning Commission approved the Conditional Use / Planned Unit Development. This approval was structured uniquely from typical Planned Unit Developments. The approval included a detailed Design-for-Development document integrated into the Conditions of Approval as required by the newly created SUD. The Design-for-Development provided specific block-by-block development controls addressing height, bulk, open space, setbacks, modulation, frontages, among others.

Because of the broad scope of the project and its long-term build-out, the Planning Commission included a ten-year performance period for the project. Rather than providing full plans for the entire project as exhibits, full plans were provided for only the first phase of development along with Design-for-Development document described above. The Conditions of Approval stipulated that later phases of development would require subsequent Planning Commission informational hearing to assure compliance with the Design-for-Development and the original approval.

COMPLETED DEVELOPMENT

Phase I of the project has been completed. Phase I included the construction of three development blocks (Blocks 4, 5 and 6), all of which include public housing, Section 8, and tax credit affordable housing. Block 4 consists of a four-story-over-garage corridor building and includes 54 units. Blocks 5 and 6 consist of two to three story stacked townhouses and contain 25 and 28 units respectively. Roughly a quarter of the proposed new street grid has been complete as has the first of the planned parks.

PHASE II: BLOCK 10

As noted above, the entitlements were structured to enable later phases of the project to move forward without additionally needed approval as long the later phases met the Design-for-Development document. On top of requiring conformance with the D4D, Conditions of Approval require an information hearing before the Planning Commission prior to approving site permits for the later phases.

Phase II consists of (1) the construction of roughly the second quarter of the street grid; (2) an open space on the southernmost portion of the site, and the construction of five development blocks (Blocks 7 through 11). Staff introduced the Phase II public realm improvements as well as the designs for Block 7 and Block 11 at an informational hearing at the Planning Commission on February 20, 2014.

The project team has submitted designs for Block 10, consisting of a five-story mixed-use building. Block 10 is located on Fairfax Avenue at the southwest corner of Hunters View, where the street bends to provide view corridors to both the eastern waterfront (at the street's eastern end) and Promontory Park and Downtown (at its northern end). The rear facades of Block 10 (along the southwest edge of the development) face the adjacent Malcolm X Academy Elementary School, and the building and future mini-park are designed to provide a stronger connection between the Hunters View community and the school.

Block 10 is envisioned as the primary civic and commercial hub for the community, and ground floor uses will contain a community center, childcare facility, leasing office, and retail space. The ground floor will also include a one-story at-grade parking garage accessed on Fairfax Avenue that will hold 18 parking spaces. The upper four floors will contain 72 dwelling units (40 one-bedroom and 32 three-bedroom units). In observance of the lower height limit on Ironwood Way, the eastern-most wing of the building steps down to three stories (two stories residential above a one-story childcare center) at the corner closest to Malcolm X Academy.

The Hunters View Design-for-Development envisioned that larger podium buildings would face Fairfax Avenue, while shorter buildings at more fine grained increments would face the other streets. The Hunters View SUD and D4D allow for building heights of up to 65-feet along Fairfax, with heights elsewhere on the site restricted to 50-feet. The building on Block 10 is designed to be well within these limits. In particular, the project team worked with Planning staff to ensure that the building steps appropriately along Ironwood Way, to ensure that potential negative impacts on the nearby Malcolm X Academy are minimized.

The D4D also calls for active frontages along all facades, activated by common lobby entrances, landscaping, and steps and stoops throughout. Block 10 is designed to orient to the street, with two main building wings and the primary building entrances all flanking a landscaped public courtyard at the center of the block. The ground floor of the larger western portion of the building contains the community center, a small retail space, and the parking garage accessible at one edge of the building. The ground floor on the smaller eastern wing of the building contains the children's center. In addition to the

central public courtyard, the rear of the building features a residential open space and two open spaces intended to provide play areas for the children's center.

Although the Planning Department approves of the design of the ground floor facades, staff would like to continue to work with the project team to develop an appropriate mix and placement of ground floor uses. In particular, staff and the project team are currently discussing how much retail frontage the building could support, and how best to balance this use with other needs such as childcare facilities and community spaces. Notwithstanding, Block 10 meets all other requirements regarding modulation, stepping and active frontage, and staff are prepared to approve the site permit for the block while the proposals for ground floor uses continue to be refined.

CONCLUSION

Staff believes that, on balance, Block 10 meets the intent and requirements of the Hunters View Design for Development Document and Conditions of Approval and are prepared to approve the site permit for this block. The project sponsor has worked closely with staff both in refining the building design and assuring that the intent of the original approval has been met. Staff welcomes your comments and suggested direction regarding the final approval of this phase of Hunters View.

Attachments:

- Site Aerial and Zoning Maps
- Letter from the Project Sponsor
- Plans and Renderings for Block 10, Phase II

Note Motion No. 17621 and Conditions of Approval can be view at the link below:

http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions/17621.pdf

Note: Hunters View Design-for-Development Document can be viewed at this link:

<http://www.sf-planning.org/index.aspx?page=2471> (listed under "D" for Design-for-Development")



June 19th, 2014

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

Dear Commissioners,

We are pleased to come before you on June 26th to provide information on the progress on the revitalization of Hunters View Phase II. As you may recall, Hunters View is the first project in the City's HOPE SF Initiative conceived almost ten years ago by then Mayor Gavin Newsom and it represents a significant partnership between the San Francisco Housing Authority, the former Redevelopment Agency, the Mayor's Office of Housing and Community Development, and Hunters View Associates, LP (the developer). HOPE SF is a City initiative that incorporates both a financial mechanism and a set of principles to guide the revitalization efforts at some of the City's most dilapidated public housing developments.

As a reminder, Hunters View is a 22 acre site located in the Bayview Hunters Point neighborhood of San Francisco. Ultimately, the revitalization will include the demolition of all existing public housing units and other facilities on the site and will result in a mixed-income community of up to 800 new residential units (with one-for-one replacement of the existing 267 public housing units). Incomes in the new development will range from less than 10% to well over 120% of AMI. All new roads and walkways will be built to maximize the site's development capacity and enhance resident safety and community connectivity; infrastructure improvements will ensure all residents are adequately served; positioning of buildings and open spaces will maximize the site's long-neglected "million dollar" views for all residents; new community facilities will include a community center, a computer learning facility, a childcare center and children's play areas; and comprehensive supportive service programming will assist residents through every stage of their life cycle. And the entire development is being designed with sustainable "green" building technologies and has been selected by the U.S. Green Building Council for its pilot program in Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND).

Initiated nearly 9 years ago, we are pleased to report that Phase IA of Hunters View is now complete and fully occupied with 107 households living in a mix of public housing replacement units and tax credit affordable rental units. Residents live in a mix of townhouse and apartment style units located around central courtyards that include thoughtful landscaping. In addition to housing, Phase I includes a new view park (Promontory Park), all new undergrounded utilities, a new street grid and new pedestrian and vehicular connections to the surrounding neighborhood. This represents a significant transformation for the community. There are also a few remaining parcels in Phase I that are slated for market rate development that will proceed as feasibility allows. We are encouraged by the very positive feedback we have received from residents living in Phase IA and enjoyed opening the buildings to the wider San Francisco community at the Grand Opening on April 17th.

Phase II of Hunters View is now underway, and as you may recall, we presented the first two blocks within Phase II of the project on February 20th of this year. These two blocks of housing

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(Blocks 7 & 11) cover about 7 acres of the Phase II site. Like Phase I, Phase II includes all new infrastructure, a new pocket park, and five blocks of housing. Blocks 7 & 11 will include 107 additional units of public housing replacement units and additional affordable housing rental units, and the remaining three Phase II blocks will be graded and stubbed out with utilities. Infrastructure work for the entire Phase II area is underway with mass site wide grading, and vertical construction for Blocks 7 & 11 is anticipated to begin in October 2014.

On June 26th, we will present the design plans for a third block of affordable housing within Phase II. Block 10 will include 72 units of public housing replacement units and additional affordable rental units. As the Master Plan for Hunters View envisioned, Block 10 will be the center of resident activity, community space, and property management operations. Block 10 benefits from its central location between Phase I and III, its proximity to Malcolm X Academy direct to the south, and the future Ironwood Park that will be developed along with Blocks 7 & 11. With the entire ground floor devoted to community uses, Block 10 will be the “heart” of the neighborhood and create spaces for Hunters View residents to engage with each other and the broader community. Block 10 will also include a mixed-income daycare facility on the ground floor directly adjacent to Ironwood Park.

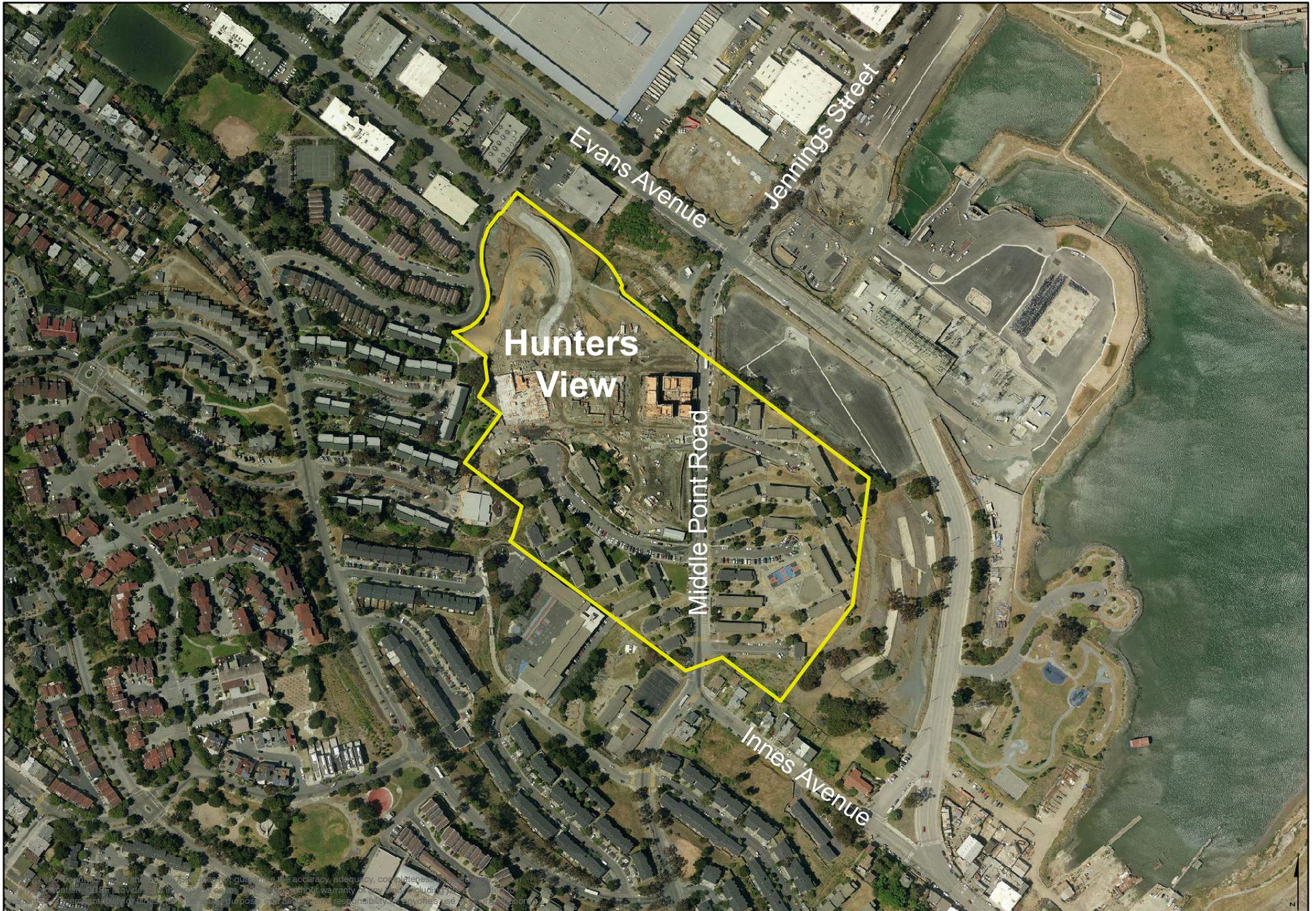
The design team for Block 10 is a joint venture between David Baker + Partners and Paulett Taggart Architects. Representatives from the joint venture will be at the June 26th meeting to present their design. In addition to engaging Hunters View resident feedback in the design for Block 10, students at Malcolm X (the elementary school adjacent to Hunters View) will be asked to help inform the design for Ironwood Park.

We are incredibly excited to move forward with Block 10. This block will truly be a pivotal part of the new Hunters View community and we are thrilled to move this building further towards construction. We look forward to coming in front of you on June 26th to discuss the project further.

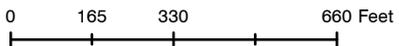
Sincerely,

Margaret Miller
Vice President
The John Stewart Company

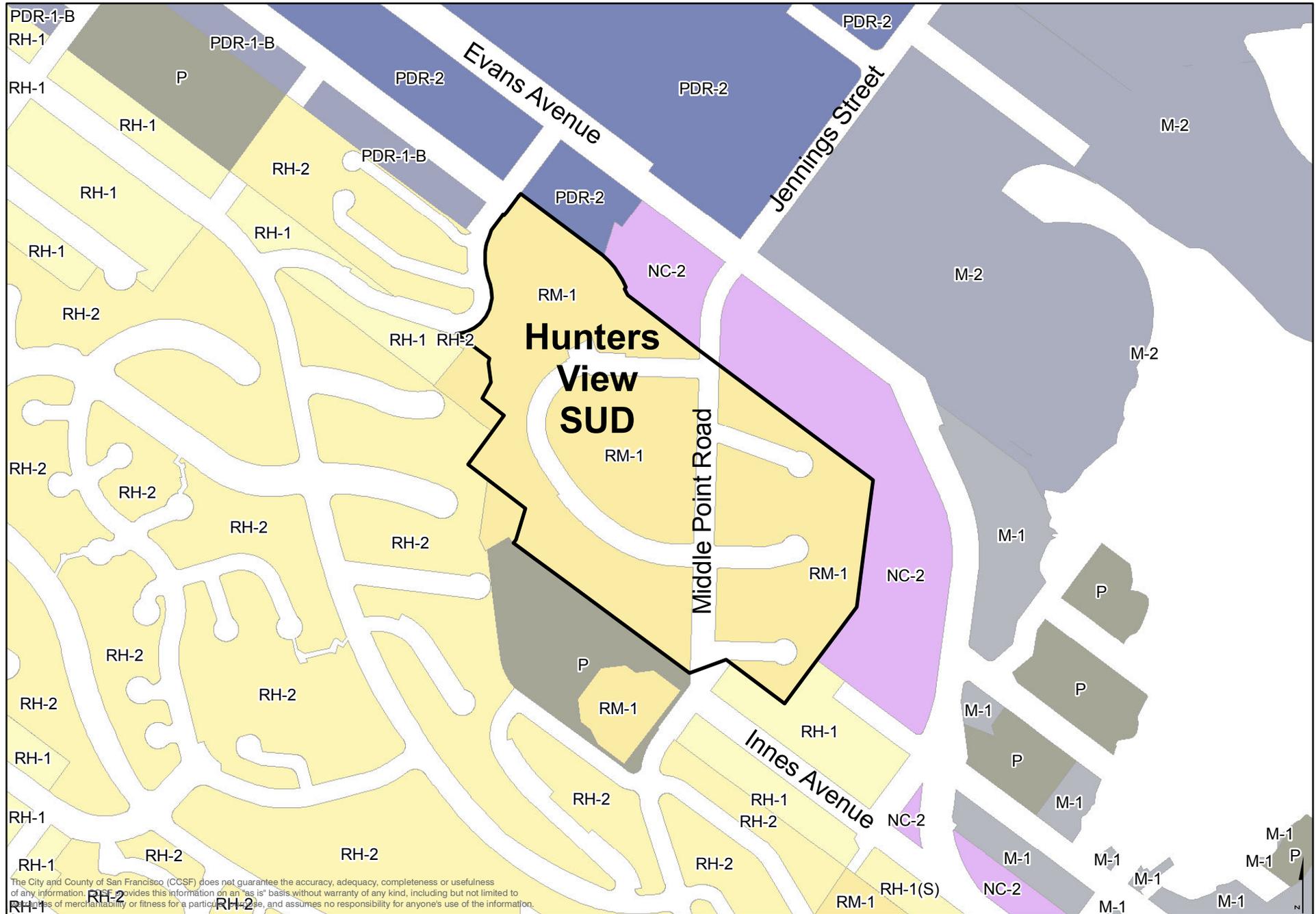
Hunters View - Aerial Site Map



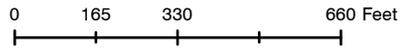
This map was prepared by the San Francisco Planning Department. It is not a guarantee of accuracy, adequacy, completeness, or timeliness. The San Francisco Planning Department does not warrant, endorse, or assume any liability for any use of this map for purposes other than those intended. For more information, please contact the San Francisco Planning Department at (415) 376-3300.



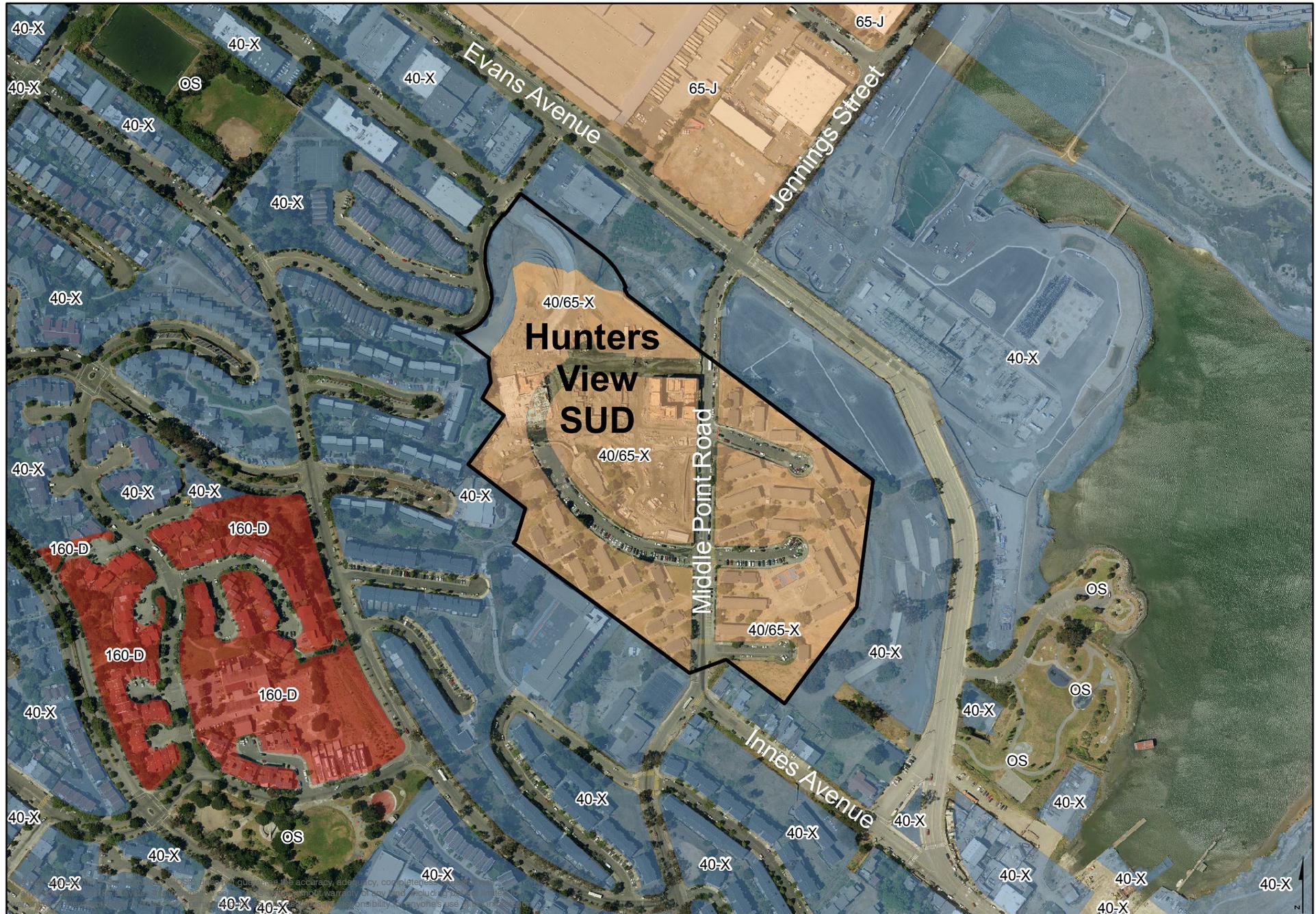
Hunters View - Zoning Map



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Hunters View - Height and Bulk Map



0 165 330 660 Feet

Hunters View Phase II Block 10



AERIAL 3D VIEW

DRAWING INDEX

GENERAL

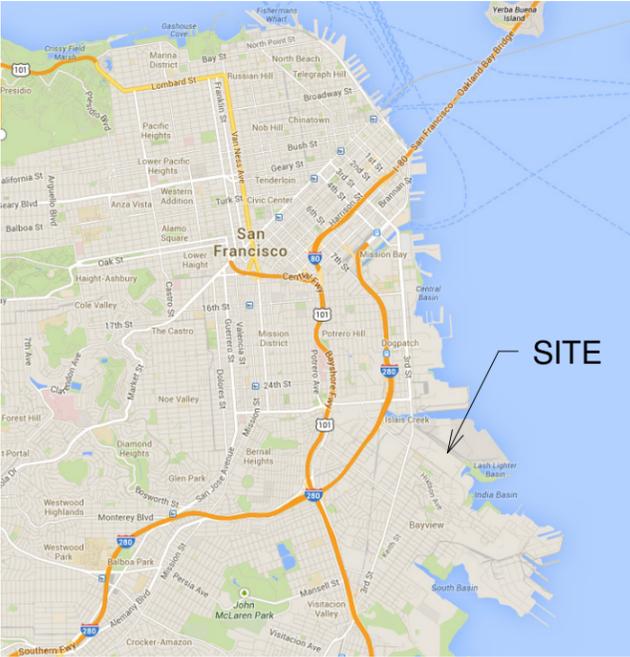
- G.00 TITLE SHEET
- G.20 SITE DIAGRAM
- G.21 RENDERING FROM BLOCK 7 ENTRY
- G.22 RENDERING LOOKING UP FAIRFAX
- G.23 RENDERING OF MAIN ENTRY

ARCHITECTURAL

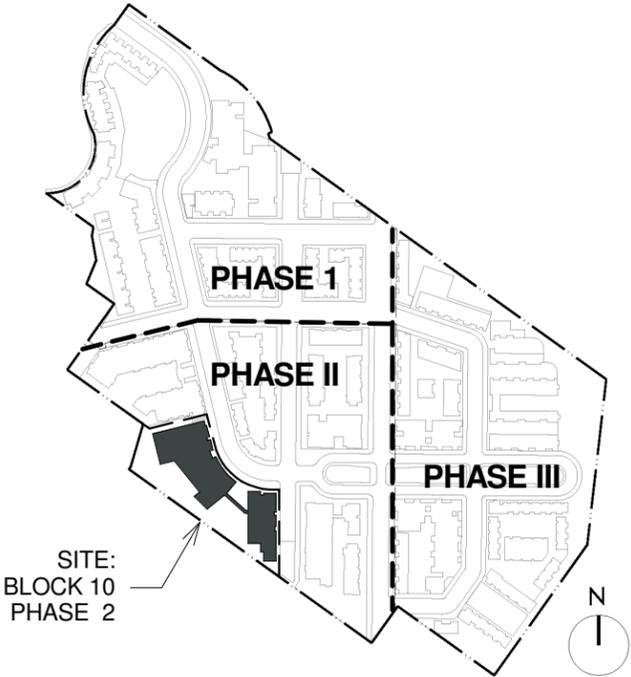
- A.00 DEVELOPMENT CONTEXT PLAN
- A.10 GROUND LEVEL PLAN
- A.13 LEVEL 2 PLAN
- A.14 LEVEL 3 PLAN
- A.15 LEVELS 4 & 5
- A.20 EXTERIOR ELEVATIONS - COMMUNITY CENTER
- A.21 EXTERIOR ELEVATIONS - CHILDREN'S CENTER

PROJECT DESCRIPTION

Block 10 is located in the second phase of a three phase development in the Hunters View Neighborhood in San Francisco. The proposed five story building will consist of four stories of wood frame construction over a one story concrete podium. The ground level will contain a mix of uses including a community center, children's center, and parking garage.



VICINITY MAP



DEVELOPMENT KEY PLAN

PROJECT TEAM DIRECTORY

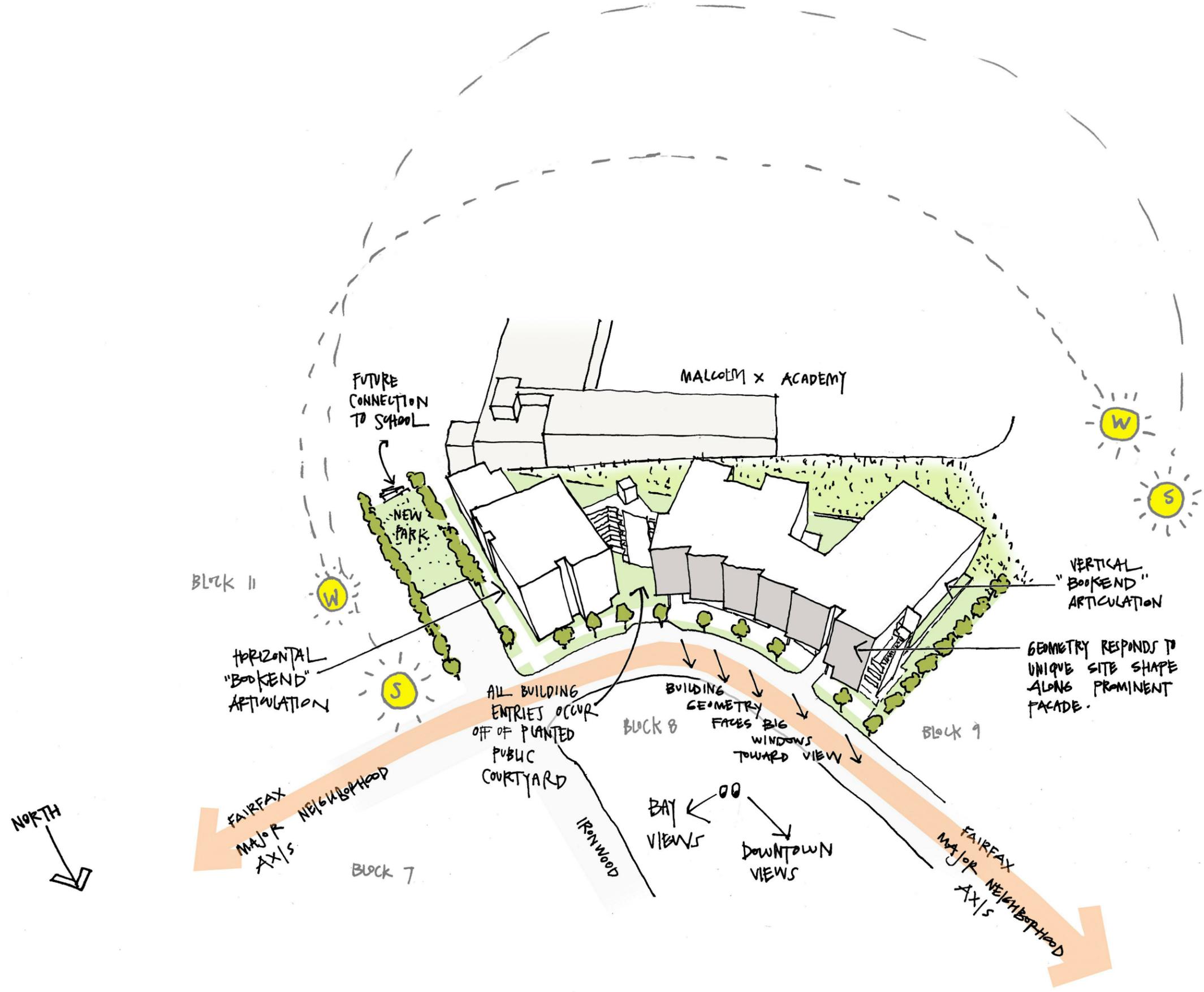
PROJECT SPONSOR
 HV Partners Block 10, L.P..
 c/o John Stewart Company
 1388 Sutter Street, 11th Floor
 San Francisco, CA 94109

ARCHITECT
 PAULETT TAGGART ARCHITECTS / DAVID BAKER ARCHITECTS, A
 JOINT VENTURE
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 Carlile Macy
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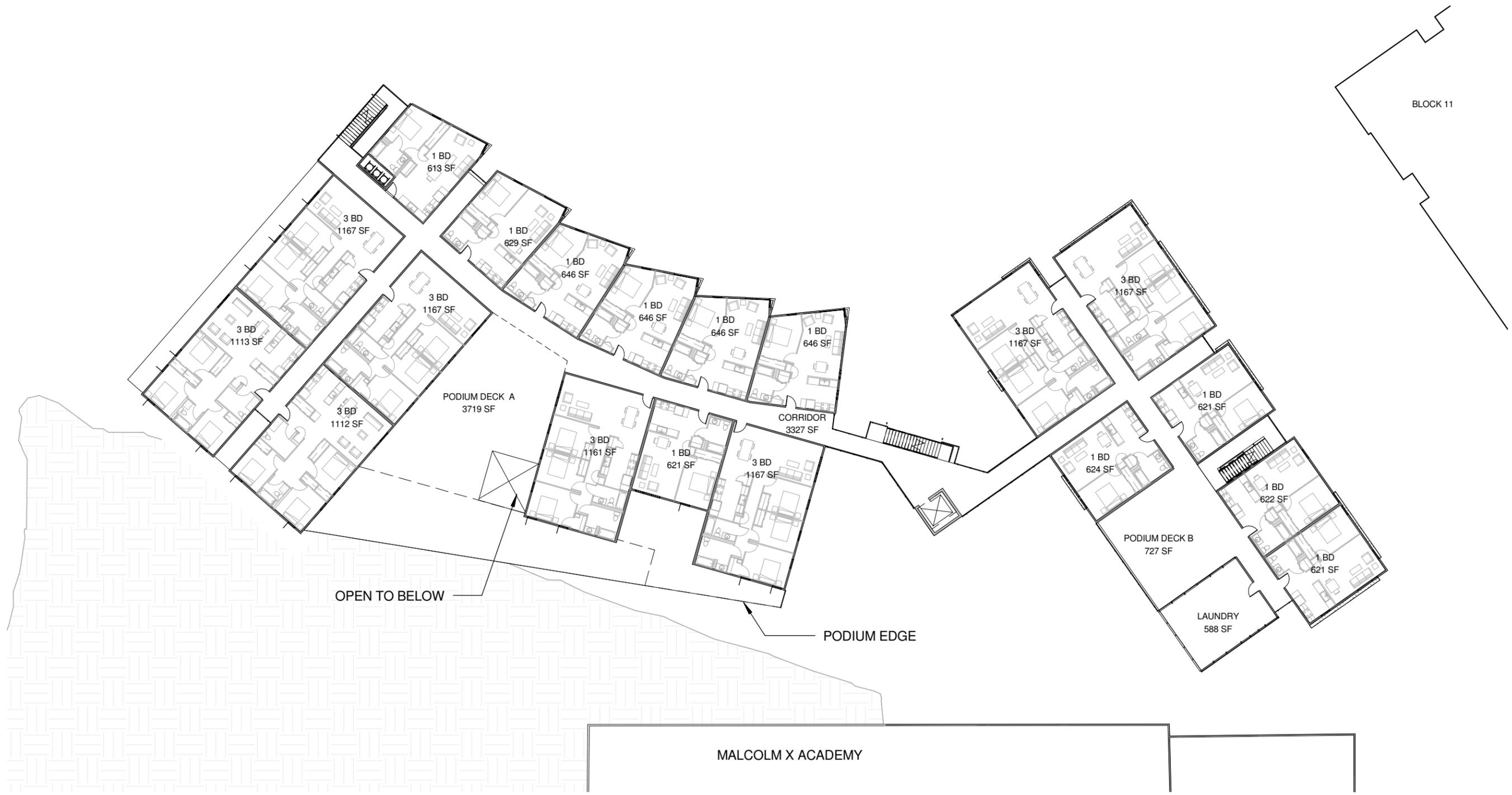


BLOCK 11

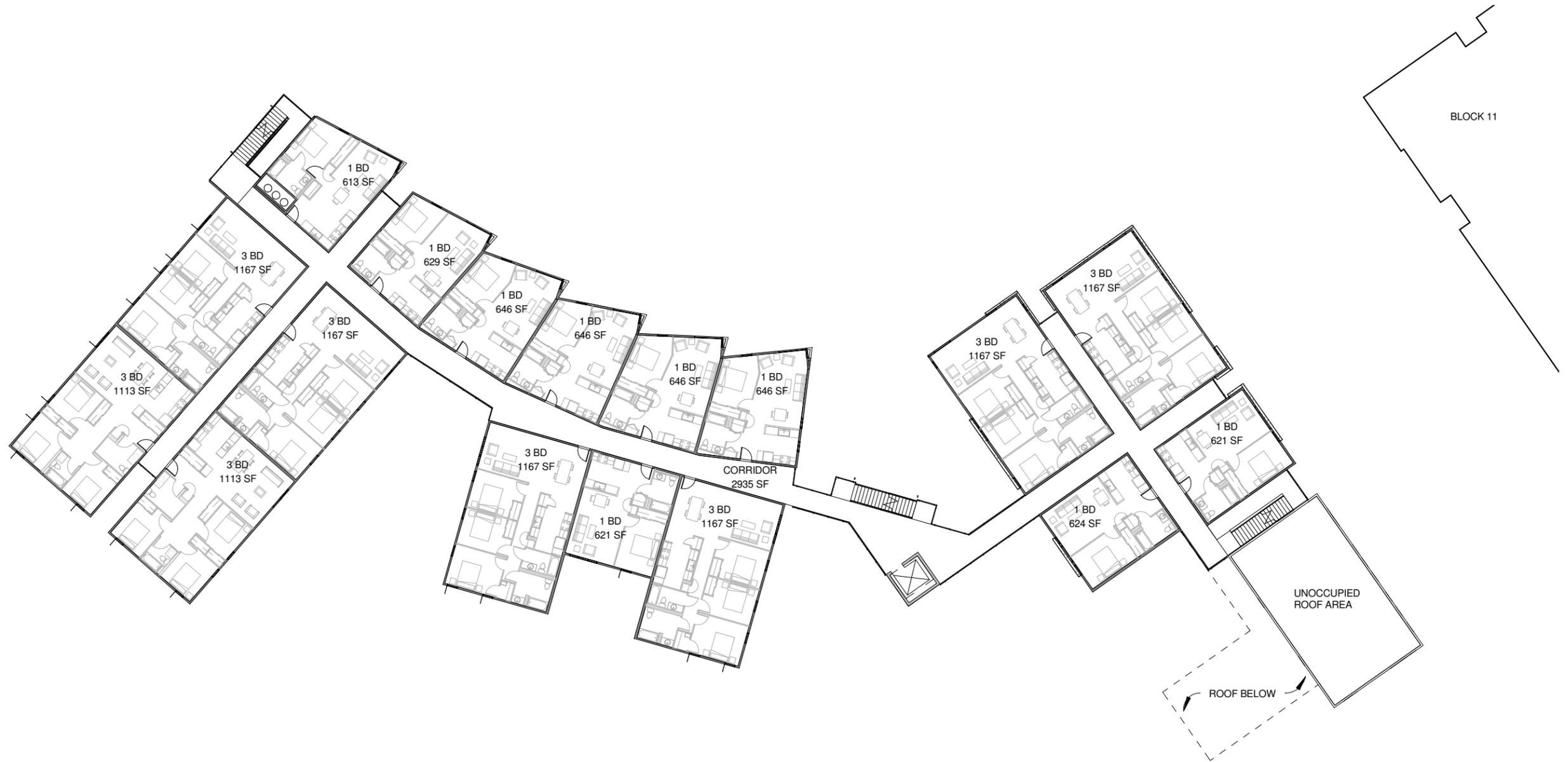
COMMUNITY CENTER

CHILDREN'S CENTER







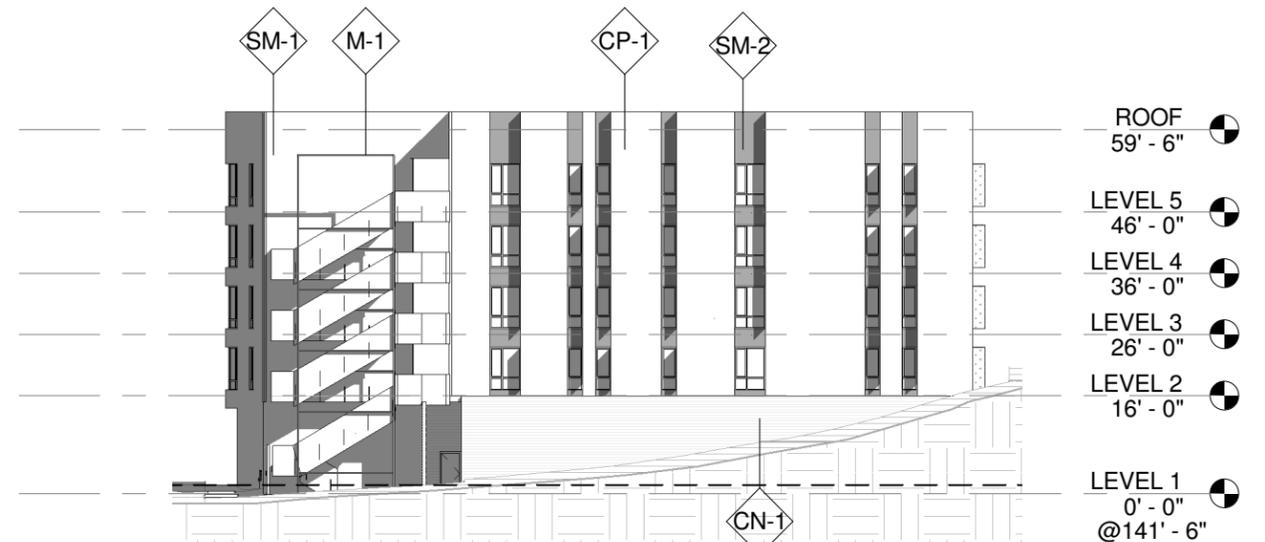


EXTERIOR MATERIALS AND COLORS LEGEND

AL-1	STOREFRONT SYSTEM
CN-1	CAST-IN-PLACE CONCRETE: BOARD-FORMED FINISH AT EXTERIOR
CP-1	CEMENT PLASTER - COLOR 1
CP-2	CEMENT PLASTER - COLOR 2
GL	CLEAR GLASS
GL-2	SPANDREL PANELS - 3 COLORS
M-1	PAINTED METAL SCREEN W/ VINE CABLES INFILL
PM-1	PERFORATED METAL SCREEN / GUARDRAIL
PM-2	PERFORATED METAL SUN SHADE SCREEN
SM-1	SHEET METAL SIDING - FLAT SEAM - 2 WIDTHS/2 COLORS
SM-2	SHEET METAL SIDING - FLAT SEAM - VARYING WIDTHS/3 COLORS



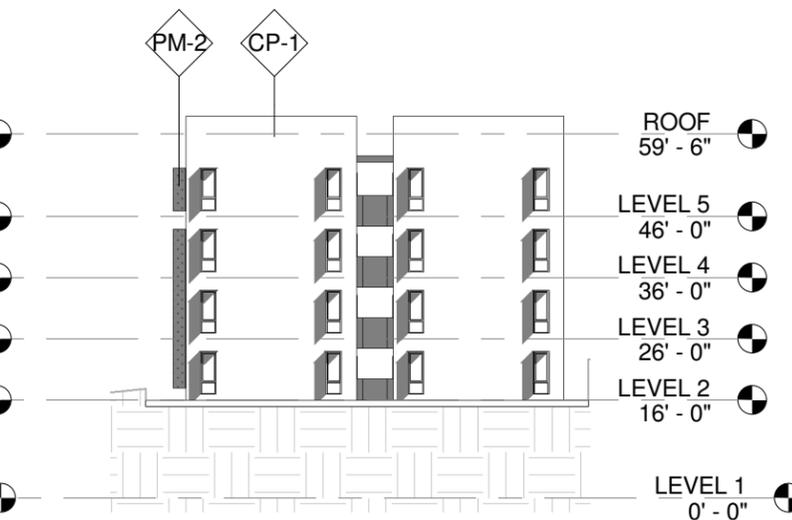
5 COMMUNITY A+B - NORTHEAST ELEVATION
1" = 30'-0"



2 COMMUNITY B - NORTHWEST ELEVATION
1" = 30'-0"



4 COMMUNITY A - SOUTH ELEVATION
1" = 30'-0"



3 COMMUNITY B - SOUTHWEST ELEVATION
1" = 30'-0"



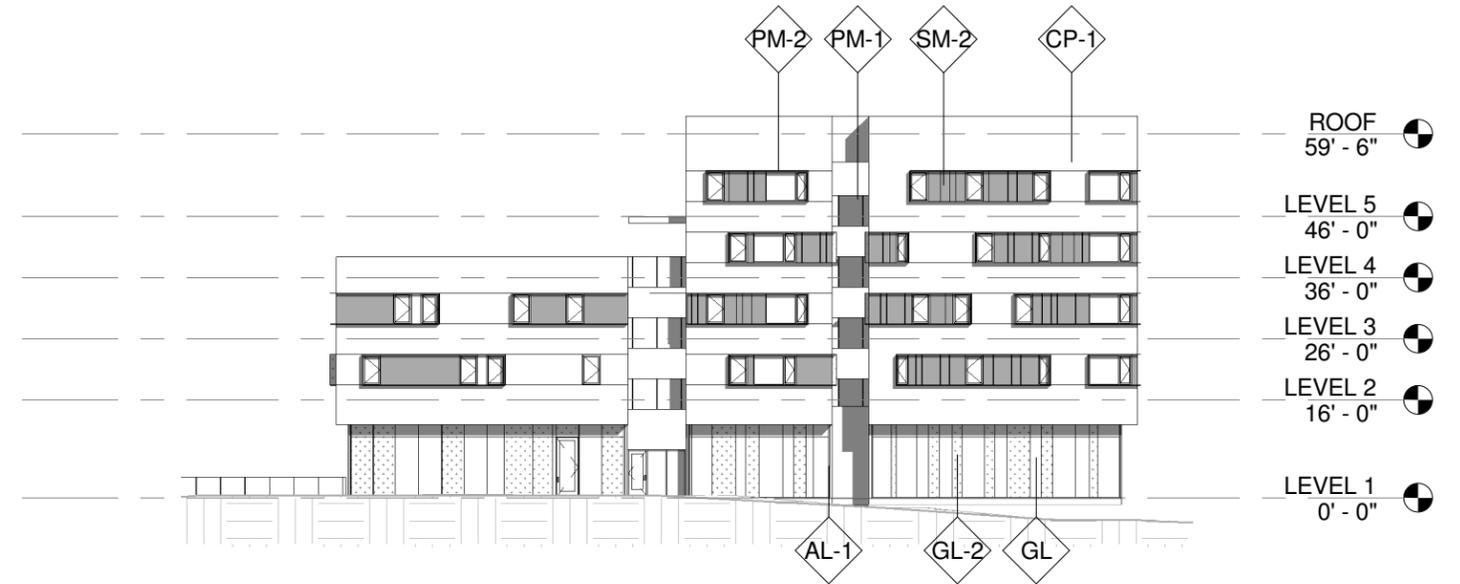
1 COMMUNITY B - SOUTHEAST ELEVATION
1" = 30'-0"

EXTERIOR MATERIALS AND COLORS LEGEND

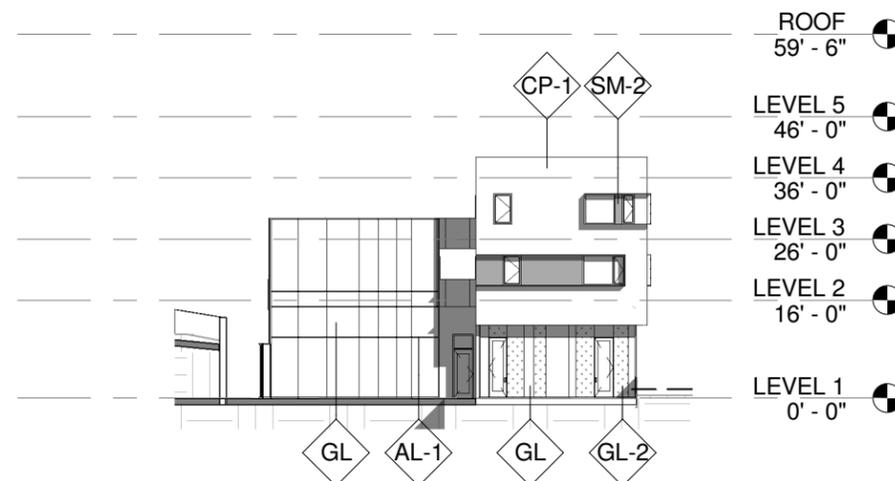
AL-1	STOREFRONT SYSTEM
CN-1	CAST-IN-PLACE CONCRETE: BOARD-FORMED FINISH AT EXTERIOR
CP-1	CEMENT PLASTER - COLOR 1
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M-1	PAINTED METAL SCREEN W/ VINE CABLES INFILL
PM-1	PERFORATED METAL SCREEN / GUARDRAIL
PM-2	PERFORATED METAL SUN SHADE SCREEN
SM-1	SHEET METAL SIDING - FLAT SEAM - 2 WIDTHS/2 COLORS
SM-2	SHEET METAL SIDING - FLAT SEAM - VARYING WIDTHS/3 COLORS



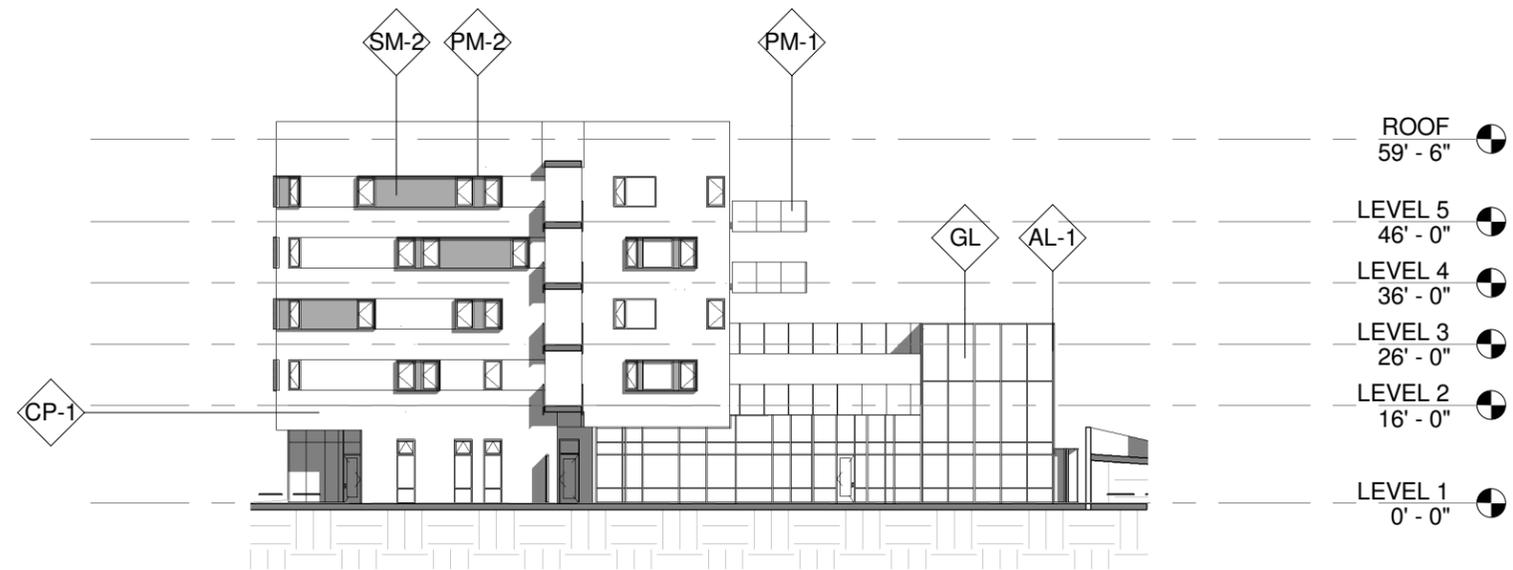
④ CHILDREN'S CENTER - NORTH ELEVATION
1" = 30'-0"



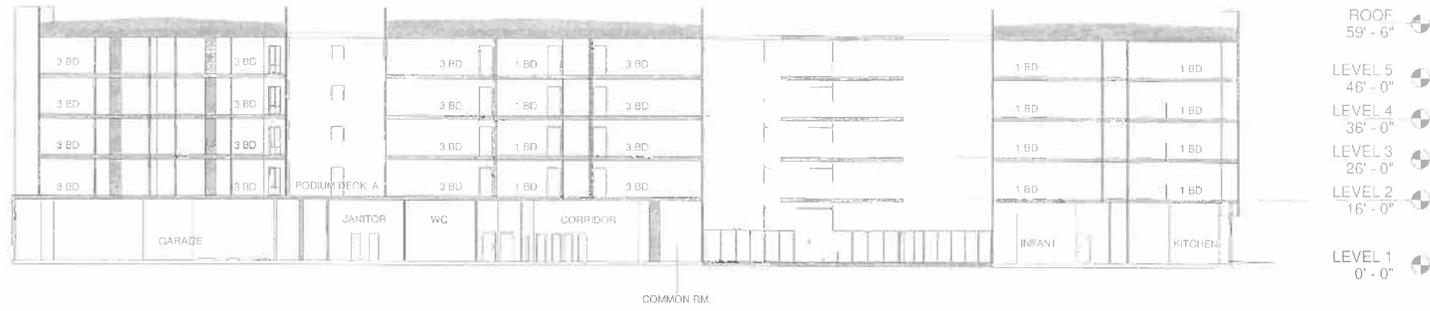
② CHILDREN'S CENTER - EAST ELEVATION
1" = 30'-0"



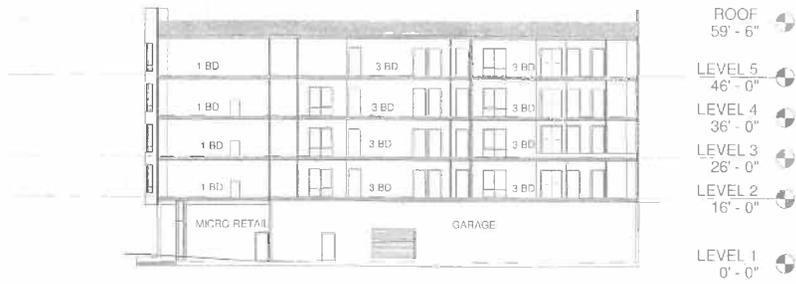
③ CHILDREN'S CENTER - SOUTH ELEVATION
1" = 30'-0"



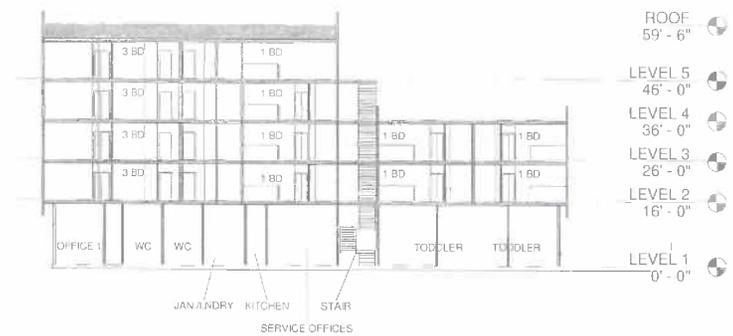
① CHILDREN'S CENTER - WEST ELEVATION
1" = 30'-0"



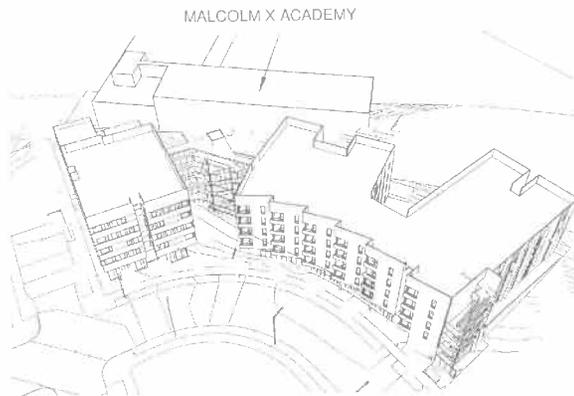
① SECTION - OVERALL
1" = 30'-0"



② SECTION - COMMUNITY GARAGE
1" = 30'-0"



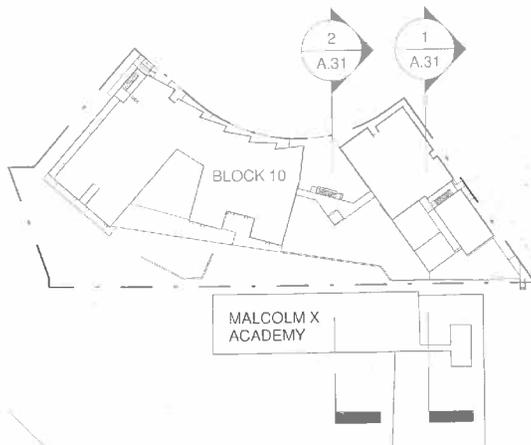
④ SECTION - CHILDREN'S CENTER
1" = 30'-0"



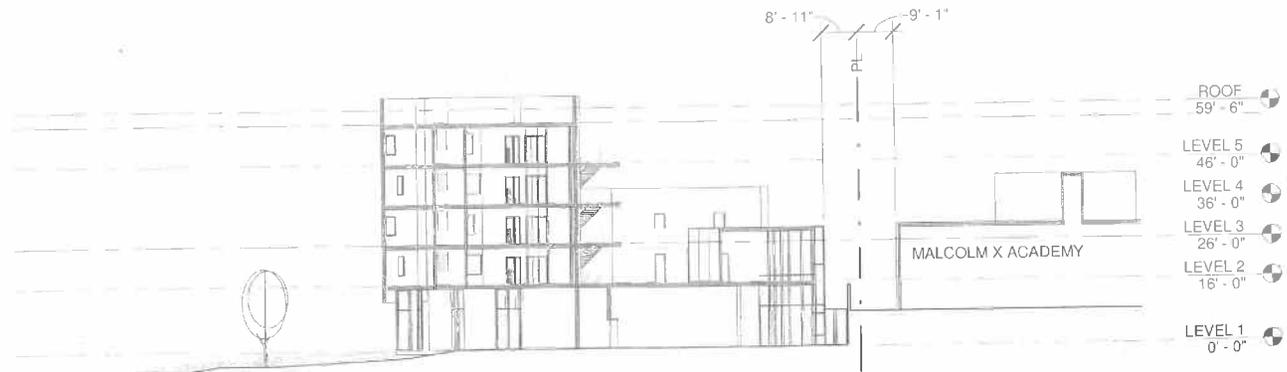
4 Aerial Looking South



2 Section through Hill and Malcolm X
1" = 30'-0"



3 SECTION KEY
1" = 100'-0"



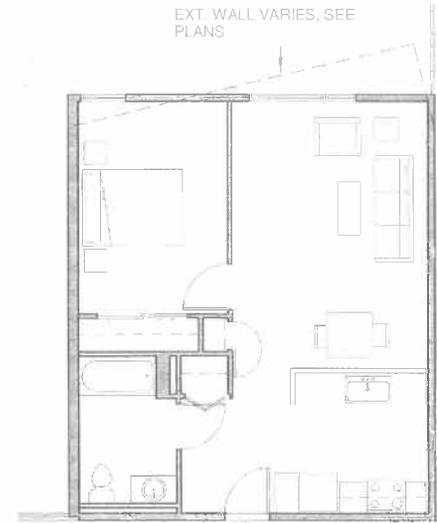
1 Section through Hill and Malcolm X
1" = 30'-0"



⑤ UNIT PLAN - 1 BD C
1/8" = 1'-0"



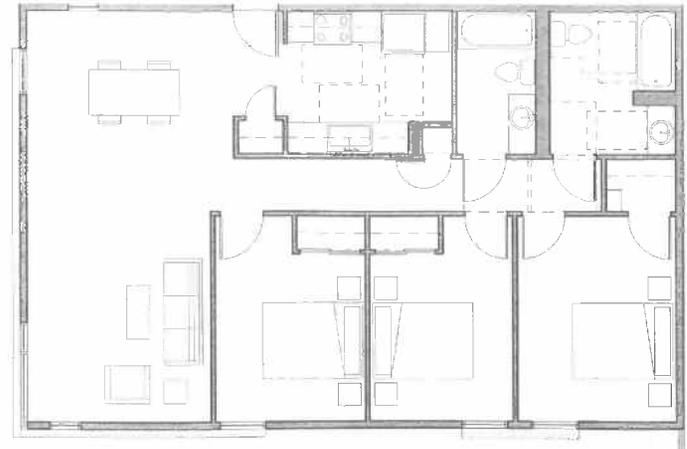
④ UNIT PLAN - 1 BD B
1/8" = 1'-0"



③ UNIT PLAN - 1 BD A
1/8" = 1'-0"



② UNIT PLAN - 3 BD B
1/8" = 1'-0"



① UNIT PLAN - 3 BD A
1/8" = 1'-0"